Ball Road

LLANRUMNEY, CARDIFF, CF3 4BY

GUIDE PRICE £220,000

Hern & Crabtree



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Situated in the established residential neighbourhood of Llanrumney, this three-bedroom semi-detached home offers generous, versatile accommodation, a substantial rear garden and an excellent opportunity for buyers looking to create a home of their own. Offered for sale with no onward chain, the property has been well used over the years and would now benefit from a programme of modernisation, providing an appealing prospect for those keen to put their own stamp on a property.

The ground floor is arranged around a central entrance hallway, with two separate reception rooms offering flexibility for everyday living and entertaining. The front lounge enjoys natural light through a large window and retains a traditional brick fireplace with gas fire. A second reception room overlooks the rear garden, while the kitchen provides a practical workspace with fitted cabinetry and room for essential appliances. An additional utility area offers further flexibility and direct access to the garden.

Upstairs are three bedrooms, two of which benefit from built-in wardrobes, alongside a family bathroom. The accommodation is complemented by gas central heating and double glazing.

Outside, the rear garden is a particular feature, with a paved seating area, established pond, lawn, vegetable growing space and greenhouse. To the front, a gated driveway provides off-road parking.

Llanrumney is a popular residential suburb to the east of Cardiff, appreciated for its established community and convenient access to everyday amenities. Local shops, supermarkets and schools, including Llanrumney Primary School and Eastern High, serve the surrounding area. Nearby green spaces include Llanrumney Hall Community Trust's grounds and the wider parkland around the Rhymney River. Regular bus services connect the neighbourhood with Cardiff city centre, while road links provide access to the A48 and M4 corridor.











Approx 1080.00 sq ft

Porch
Accessed via a sliding obscure-glazed entrance door, with a further glazed sliding door leading into the enclosed porch. Tiled flooring, exposed brick walls and a wooden front door opening into the entrance hallway.

Entrance Hallway
Double-glazed window to the side. Staircase rising to the first floor, radiator and open understairs storage area. Doors leading to the principal ground-floor rooms.

Lounge
Double-glazed window to the front aspect. Coved ceiling, radiator and traditional brick fireplace housing a gas fire.

Kitchen
Double-glazed window. Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splashbacks and tiled flooring. Gas hob and separate gas hotplate, radiator and spaces for a washing machine, dishwasher, fridge and oven.

Second Reception Room
Double-glazed window overlooking the rear garden. Radiator and traditional brick fireplace with wooden mantel, housing a gas fire which is currently not in use.

Utility Area
Double-glazed windows to the front and rear, together with a glazed patio door providing access to the rear garden. Laminate flooring, radiator and useful storage cupboard.

First Floor Landing
Double-glazed window to the front aspect. Traditional staircase balustrade and hatch providing access to the loft space. Doors leading to all three bedrooms and the family bathroom.

Bedroom One
Double-glazed window to the front aspect. Radiator and built-in wardrobe providing useful storage.

Bedroom Two
Double-glazed window overlooking the rear garden. Radiator and a generous built-in wardrobe.

Bedroom Three
Double-glazed window to the rear aspect. Radiator and wall-mounted gas combination boiler.

Family Bathroom
Obscure double-glazed window to the side aspect. Fitted with a panelled bath with Triton shower over, wash hand basin and WC. Heated towel rail, tiled walls and tiled flooring.

Front Garden and Driveway
A gated frontage with a driveway combining concrete hardstanding and grass, providing off-road parking. Low boundary walls separate the property from its neighbours and the pavement, with a pair of metal entrance gates.

Rear Garden
A generously proportioned enclosed rear garden, offering plenty of scope for keen gardeners and those looking to make the most of the outdoor space. A paved area immediately adjoining the house provides room for outdoor seating, while the garden extends to include a lawn, established fishpond with associated equipment and a separate vegetable growing area. A greenhouse sits towards the rear boundary, with timber fencing enclosing the garden. External electrical points are also present.

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Please note: Buyers are required to pay a non-refundable

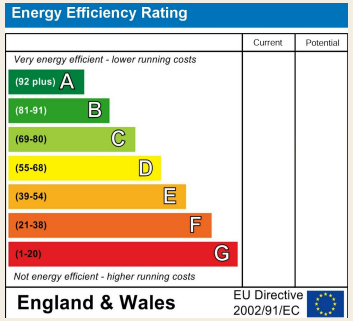
Council Tax Band: C

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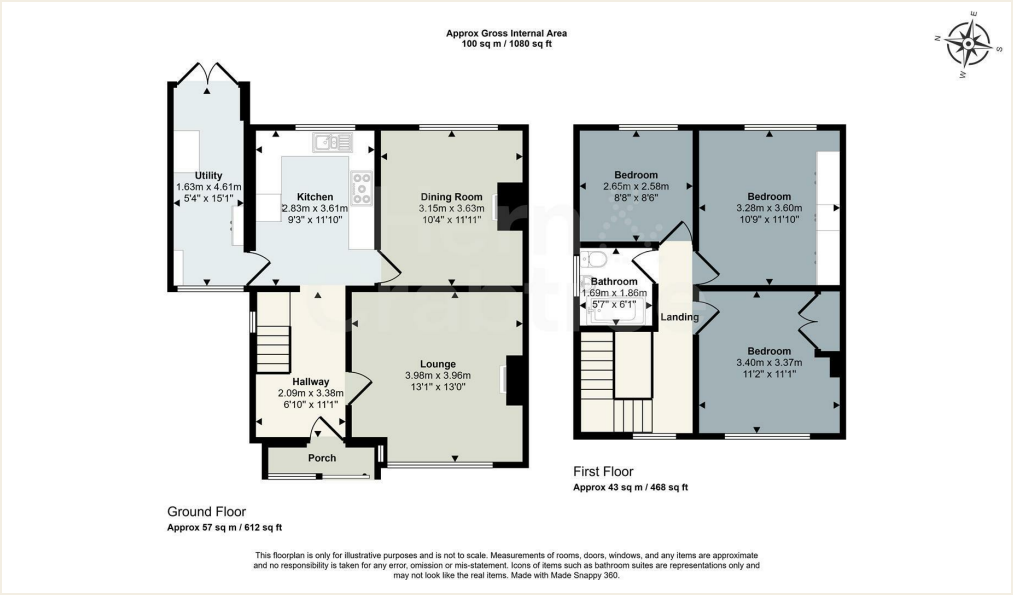


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